

April 15, 2015

Minor Project Review

15-028ARB/MPR – Sign – BSD Historic Core District

Keller Williams – Projecting Sign

14 South High Street

This is a request to replace a projecting sign facing High Street with a new 5.90-square-foot projecting sign for a building at 14 South High Street. This is a request for review and approval of an application for Minor Project Review under the provisions of Zoning Code Section 153.006(G).

Date of Application Acceptance

Thursday, April 1, 2015

Date of ART Recommendation

Thursday, April 9, 2015

Date of Architectural Review Board Determination

Wednesday, April 15, 2015

Case Manager

Tammy Noble-Flading, Senior Planner | 614.410.4649 | tflading@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	One projecting wall sign
<i>Property Address</i>	14 South High Street
<i>Property Owner</i>	37 Darby Co. LTD.
<i>Applicant</i>	Rion Myers, tenant.
<i>Case Managers</i>	Tammy Noble-Flading, Senior Planner 614.410.4649 tflading@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted, unless a time extension is requested.

Application Contents

The applicant is requesting to replace an existing projecting sign, previously identifying the business *Tails Above the Rest*. The applicant is proposing to replace the sign with a 5.90-square-foot, wood projecting sign, shaped generally like a house. The proposed sign has three colors, with a white background and black and red lettering. The sign will be sandblasted and will use the same bracket and hanging devices as the previous sign. The height of the sign is currently 10 feet, 10 inches.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Zoning Code Analysis

§153.065(H) – BSD Site Development Standards – Signs

Proposed Projecting Sign – Historic Core District			
	Permitted	Proposed	Requirement
Number	Combination of two different sign types, including ground signs and building-mounted signs.	One projecting sign	Met
Size	Maximum 8 square feet	5.90-square-foot	Met
Location	For multiple tenant buildings, within 6 feet of principal entrance, as measured horizontally along the building façade. Projecting signs shall	This will be required to be met and be submitted as part of the sign	Met with condition

Proposed Projecting Sign – Historic Core District			
	Permitted	Proposed	Requirement
	be separated by at least 10 feet from another projecting sign, as measured along the building façade.	permit. There are no other projecting signs on the building.	
Height	Maximum of 15 feet, or not extending above the sill of the second story window, whichever is lower.	The sign is 10 feet, 10 inches high and will not be permitted to extend above the sill of the second story window.	Met with condition
	The lowest portion of the projecting sign shall be at least 8 feet above the sidewalk.	The bottom of the sign is 8 feet, 9 inches above the sidewalk.	

PART III: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Criterion met with conditions. The proposed sign meets Code for size, number and color. The applicant will need to provide information verifying the sign is located within 6 feet of the principal entrance, as measured horizontally along the building façade, and the height of the sign does not extend above the sill of the second-story window. This information will be reviewed with the sign permit.

(e) Building Relationships and Quality Development

Criterion met. The proposed sign adds visual interest and is located in an architecturally appropriate place on the front elevation.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion met. The Community Plan notes that "Dublin's built environment contributes positively to the community's character. This image is characterized by high quality office buildings, well-landscaped areas and streetscapes, tasteful signs and graphics, appropriate lighting standards and quality architecture." The proposed sign will positively contribute to the aesthetic character of the Historic Core District.

Architectural Review Board Criteria

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. The following is an analysis based on those criteria.

Applicable General Review Standards

1) Character and Materials Compatible with Context

Criterion met. The proposed sign materials are appropriate for the character of the structure. The colors, material, and design of the sign are in keeping with the building's characteristics.

2) Recognition and Respect of Historical or Acquired Significance

Criterion met. The proposed sign and location contributes to the historic significance of the site or building.

3) Compatible with Relevant Design Characteristics

Criterion met. The proposed design accents the original character of the structure.

4) Appropriate Massing and Building Form

Not applicable.

5) Appropriate Color Scheme

Criterion met. The proposed colors are appropriate and meet the *Historic Dublin Design Guidelines*.

6) Complementary Sign Design

Criterion met. The proposed sign design complements the existing structure and is appropriately located on the building, centered between two awnings and directly above the entranceway.

PART IV: RECOMMENDATION

Recommendation of approval with two conditions:

- 1) The applicant provides information that verifies the sign is located within 6 feet of the principal entrance, as measured horizontally along the building façade; prior to the issuance of a sign permit.
- 2) The plans be revised to indicate the height of the sign does not extend above the sill of the second story window; prior to the issuance of a sign permit.